



## ***Monday Morning Quarterback Summary***

***Week of January 11, 2026 - January 17, 2026***

### ***Single-family existing homes***

- Sales of single-family homes increased to 337 during the week of January 11, from 284 the week prior
- The median price of single family homes decreased to \$413,500 a change of -3.6%
- The number of single-family home foreclosure transactions increased to 3 from 2 the week prior
- The number of single-family short-sale transactions remains constant at 0
- Single-family inventory increased by 106, and now sits at 8,109

### ***Condos, townhomes, and villas***

- Sales of condos, townhomes, and villas increased to 89 during the week of January 11, from 66 the week prior
- The median price of condos, townhomes, and villas decreased to \$267,250 a change of -3.5%
- The number of condo, townhome, and villa foreclosure transactions remains constant at 0
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 44, and now sits at 4,119

***Detailed charts and graphs begin on page 2 of this report.***

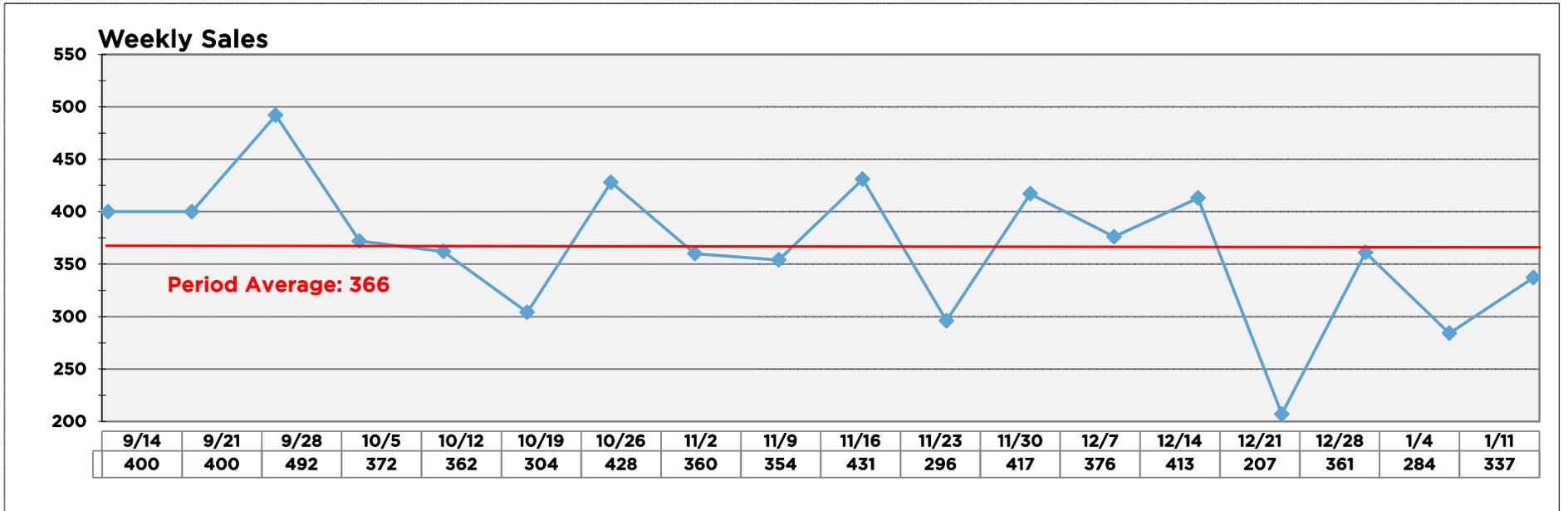
**Monday Morning Quarterback**  
01/11/2026 - 01/17/2026  
Lake, Orange, Osceola & Seminole Counties

**Single Family Homes**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	<b>337</b>	<b>34</b>	<b>34</b>	<b>91</b>	<b>68</b>	<b>91</b>	<b>19</b>
Bank Owned	3	2	0	0	1	0	0
Short Sales	0	0	0	0	0	0	0
Other	334	32	34	91	67	91	19
<b>Active Listings</b>	<b>8,109</b>	<b>621</b>	<b>530</b>	<b>1,702</b>	<b>1,651</b>	<b>2,790</b>	<b>815</b>
Bank Owned	33	12	6	5	4	6	0
Short Sales	87	15	7	34	18	11	2
Other	7,989	594	517	1,663	1,629	2,773	813
<b>Months of Inventory</b>	<b>5.55</b>	<b>4.22</b>	<b>3.60</b>	<b>4.32</b>	<b>5.60</b>	<b>7.08</b>	<b>9.90</b>
<b><u>List Price</u></b>							
Average Original List Price	\$606,978	\$217,459	\$309,435	\$379,189	\$474,410	\$705,999	\$2,922,437
Average Final List Price	\$587,147	\$204,006	\$284,664	\$359,601	\$461,378	\$688,166	\$2,864,858
<b><u>Sale Price</u></b>							
Average Price	\$540,861	\$183,532	\$272,032	\$353,247	\$450,447	\$665,474	\$2,280,118
Median Price	\$413,500	\$187,950	\$270,000	\$350,000	\$450,000	\$629,000	\$1,670,000
<b><u>Price Differences</u></b>							
Original to Final List Price	-\$19,831	-\$13,453	-\$24,771	-\$19,588	-\$13,032	-\$17,833	-\$57,579
Original List to Sale Price - \$	-\$66,117	-\$33,927	-\$37,403	-\$25,942	-\$23,963	-\$40,525	-\$642,319
Final List to Sale Price - \$	-\$46,286	-\$20,474	-\$12,632	-\$6,354	-\$10,931	-\$22,692	-\$584,740
Original List to Sale Price - %	89.11%	84.40%	87.91%	93.16%	94.95%	94.26%	78.02%
Final List to Sale Price - %	92.12%	89.96%	95.56%	98.23%	97.63%	96.70%	79.59%
<b><u>Days on the Market</u></b>							
Avg Days Listing to Contract	76	69	111	79	62	72	89
Combined Avg Days to Contract	91	74	121	97	72	93	89
Avg Days Listing to Closing	117	104	149	121	102	112	141
Avg Days Contract to Close	40	34	37	41	41	40	51
<b><u>Beds / Baths</u></b>							
Average Bedrooms	4	2	3	3	4	4	6
Average Full Baths	2	2	2	2	2	3	5
Average Half Baths	0	0	0	0	0	0	1
<b><u>Square Footage</u></b>							
Average Square Feet	2,133	1,131	1,393	1,618	2,040	2,743	5,084

**Monday Morning Quarterback**  
01/11/2026 - 01/17/2026  
Lake, Orange, Osceola & Seminole Counties

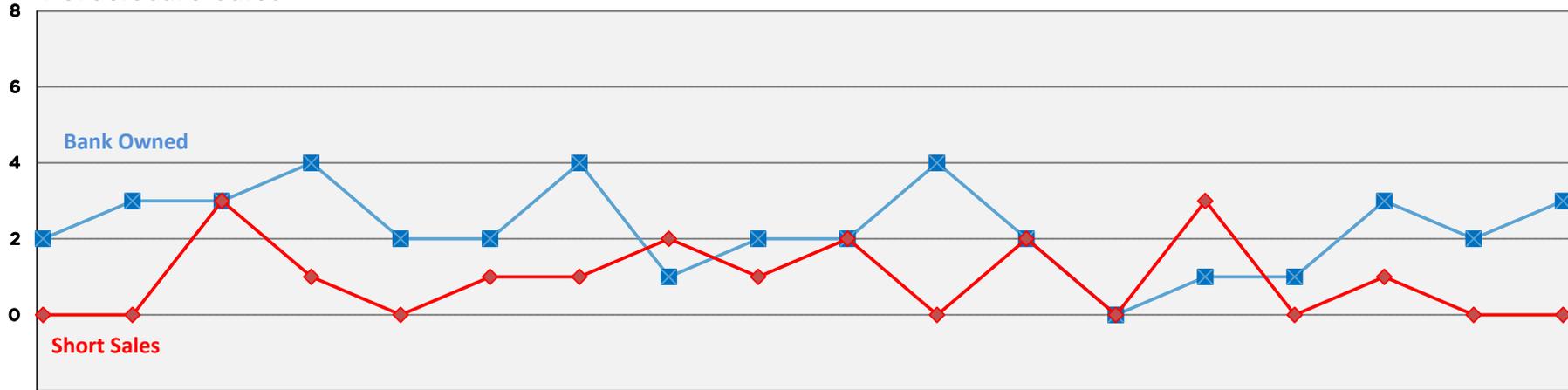
**Single Family Homes**



**Monday Morning Quarterback**  
01/11/2026 - 01/17/2026  
Lake, Orange, Osceola & Seminole Counties

**Single Family Homes**

**Foreclosure Sales**

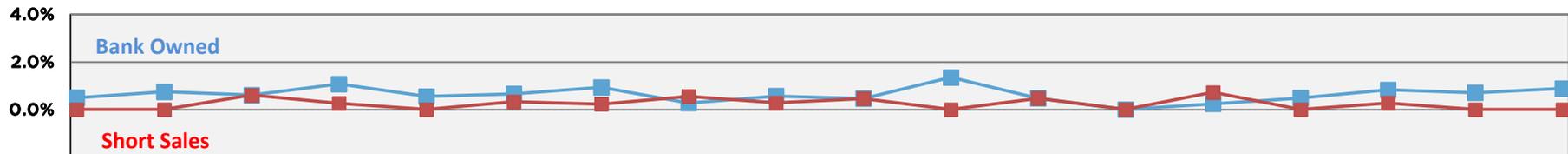


	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11
BO	2	3	3	4	2	2	4	1	2	2	4	2	0	1	1	3	2	3
SS	0	0	3	1	0	1	1	2	1	2	0	2	0	3	0	1	0	0

**Percentage of Sales**



	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11
Normal	99.50%	99.25%	98.78%	98.66%	99.45%	99.01%	98.83%	99.17%	99.15%	99.07%	98.65%	99.04%	100.00%	99.03%	99.52%	98.89%	99.30%	99.11%

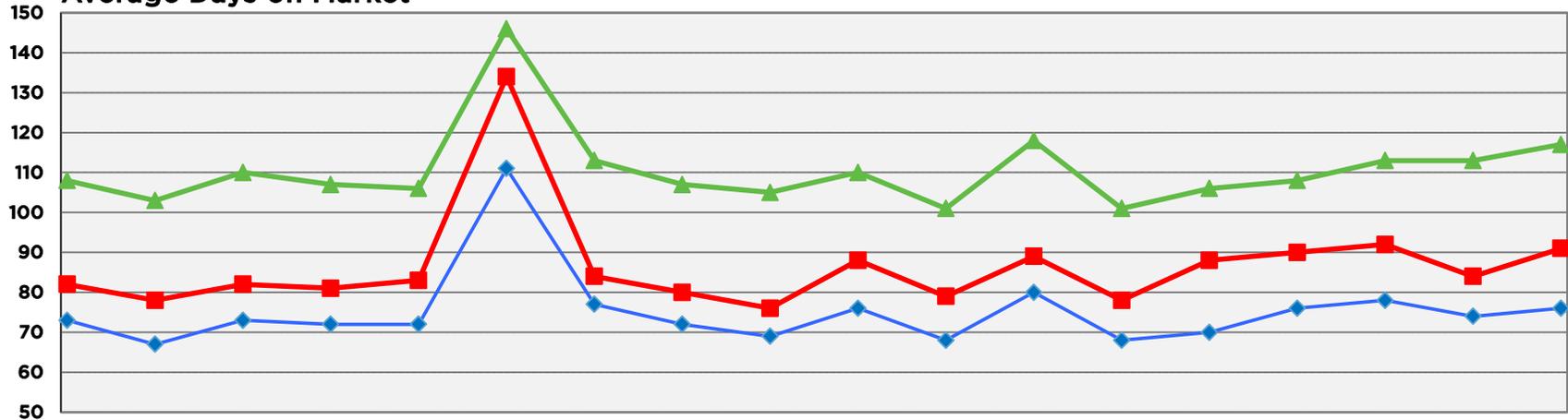


	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11
BO	0.50%	0.75%	0.61%	1.08%	0.55%	0.66%	0.93%	0.28%	0.56%	0.46%	1.35%	0.48%	0.00%	0.24%	0.48%	0.83%	0.70%	0.89%
SS	0.00%	0.00%	0.61%	0.27%	0.00%	0.33%	0.23%	0.56%	0.28%	0.46%	0.00%	0.48%	0.00%	0.73%	0.00%	0.28%	0.00%	0.00%

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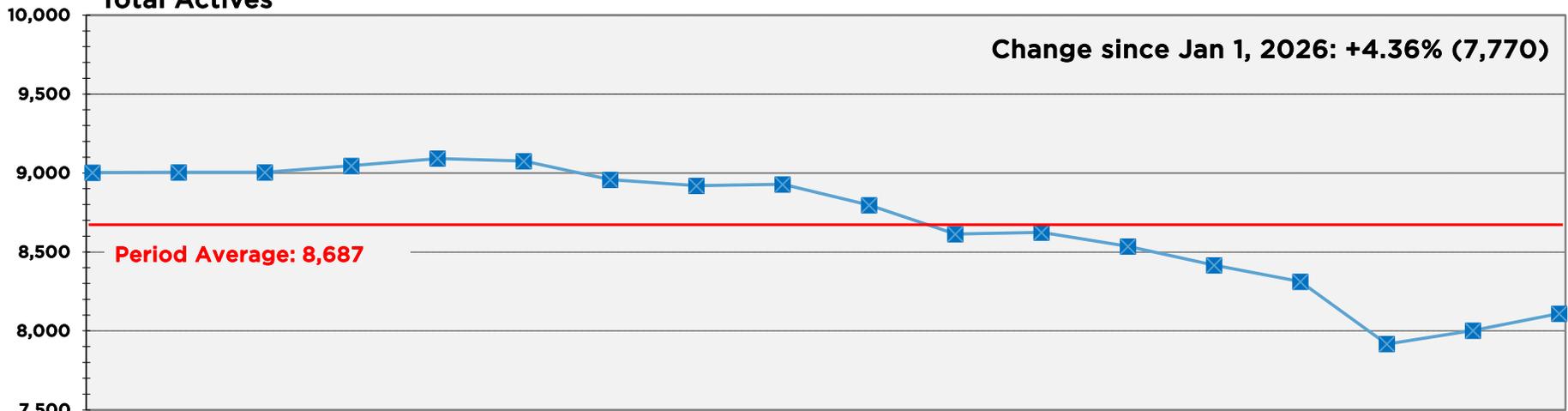
**Single Family Homes**

**Average Days on Market**



	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11
ListToContract	73	67	73	72	72	111	77	72	69	76	68	80	68	70	76	78	74	76
CombDaysOnMkt	82	78	82	81	83	134	84	80	76	88	79	89	78	88	90	92	84	91
ListToClose	108	103	110	107	106	146	113	107	105	110	101	118	101	106	108	113	113	117

**Total Actives**



	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11
Total Actives	9,002	9,005	9,005	9,046	9,092	9,075	8,958	8,920	8,928	8,797	8,614	8,624	8,535	8,416	8,312	7,917	8,003	8,109

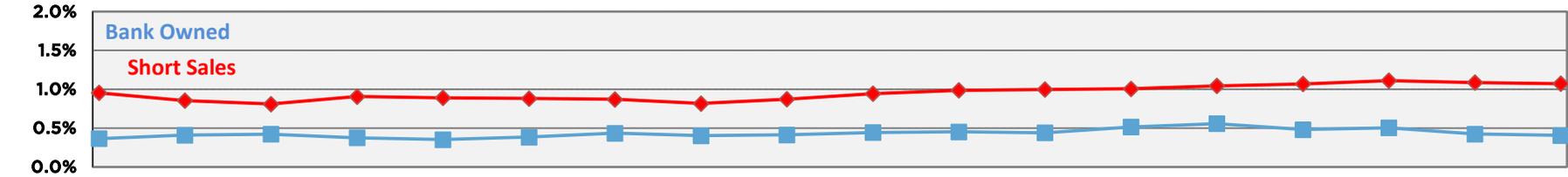
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**Single Family Homes**

**Percentage of Actives**

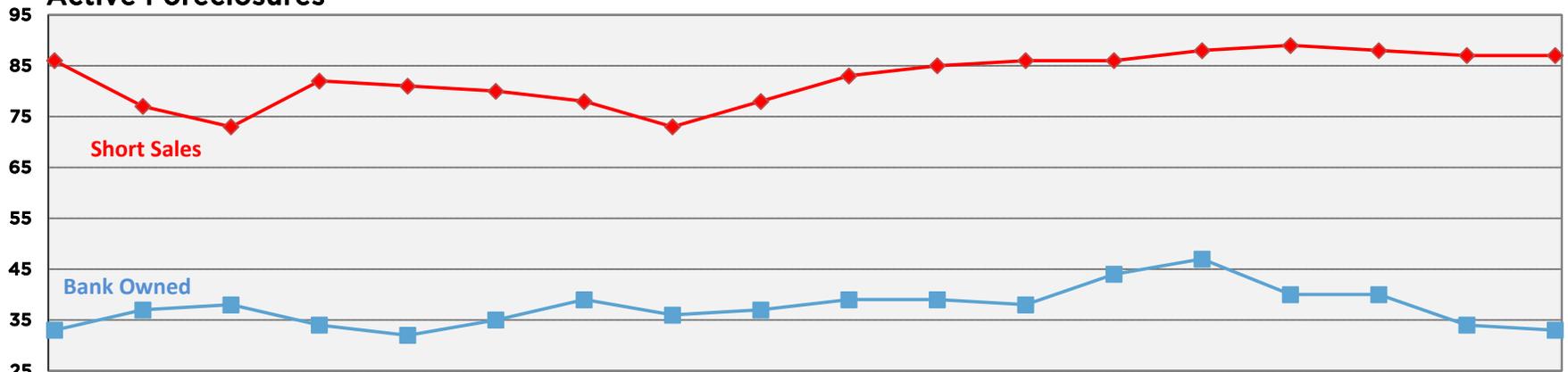


	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11
Normal	98.68%	98.73%	98.77%	98.72%	98.76%	98.73%	98.69%	98.78%	98.71%	98.61%	98.56%	98.56%	98.48%	98.40%	98.45%	98.38%	98.49%	98.52%



	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11
BO	0.37%	0.41%	0.42%	0.38%	0.35%	0.39%	0.44%	0.40%	0.41%	0.44%	0.45%	0.44%	0.52%	0.56%	0.48%	0.51%	0.42%	0.41%
SS	0.96%	0.86%	0.81%	0.91%	0.89%	0.88%	0.87%	0.82%	0.87%	0.94%	0.99%	1.00%	1.01%	1.05%	1.07%	1.11%	1.09%	1.07%

**Active Foreclosures**

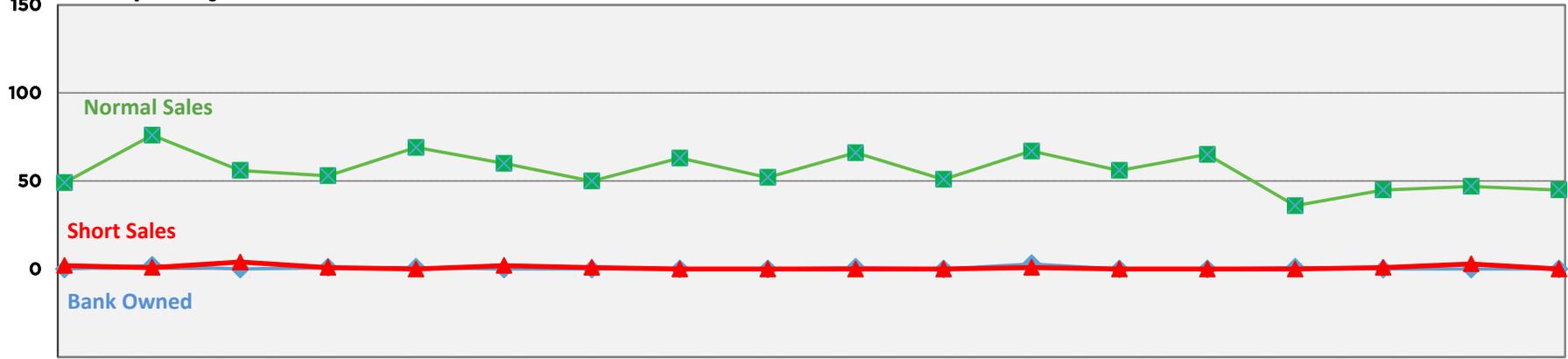


	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11
BO	33	37	38	34	32	35	39	36	37	39	39	38	44	47	40	40	34	33
SS	86	77	73	82	81	80	78	73	78	83	85	86	86	88	89	88	87	87

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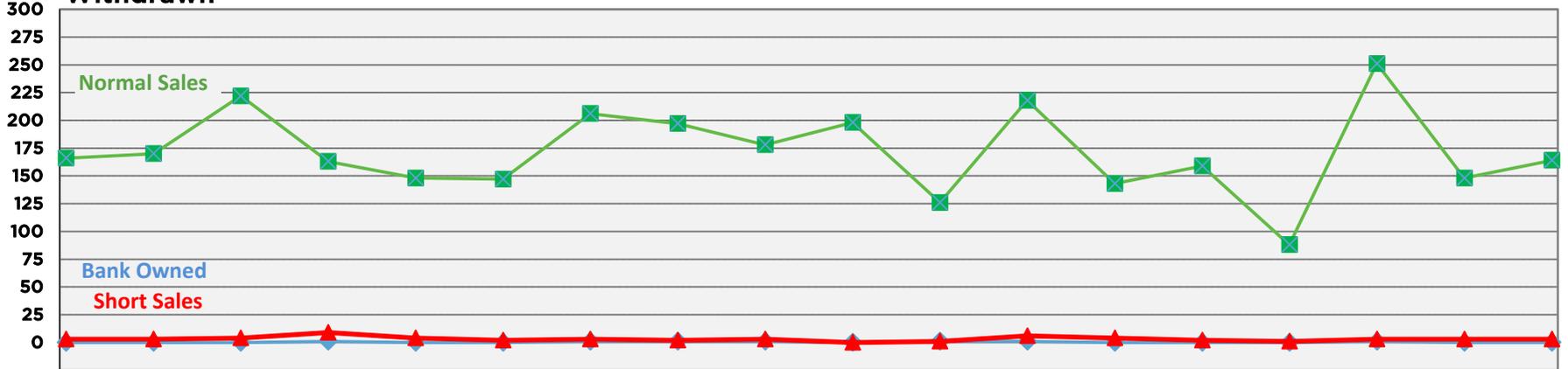
**Single Family Homes**

**Temporary Off Market**



	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11
Norm	49	76	56	53	69	60	50	63	52	66	51	67	56	65	36	45	47	45
BO	0	2	0	1	1	0	0	0	0	1	0	3	0	0	1	0	0	0
SS	2	1	4	1	0	2	1	0	0	0	0	1	0	0	0	1	3	0

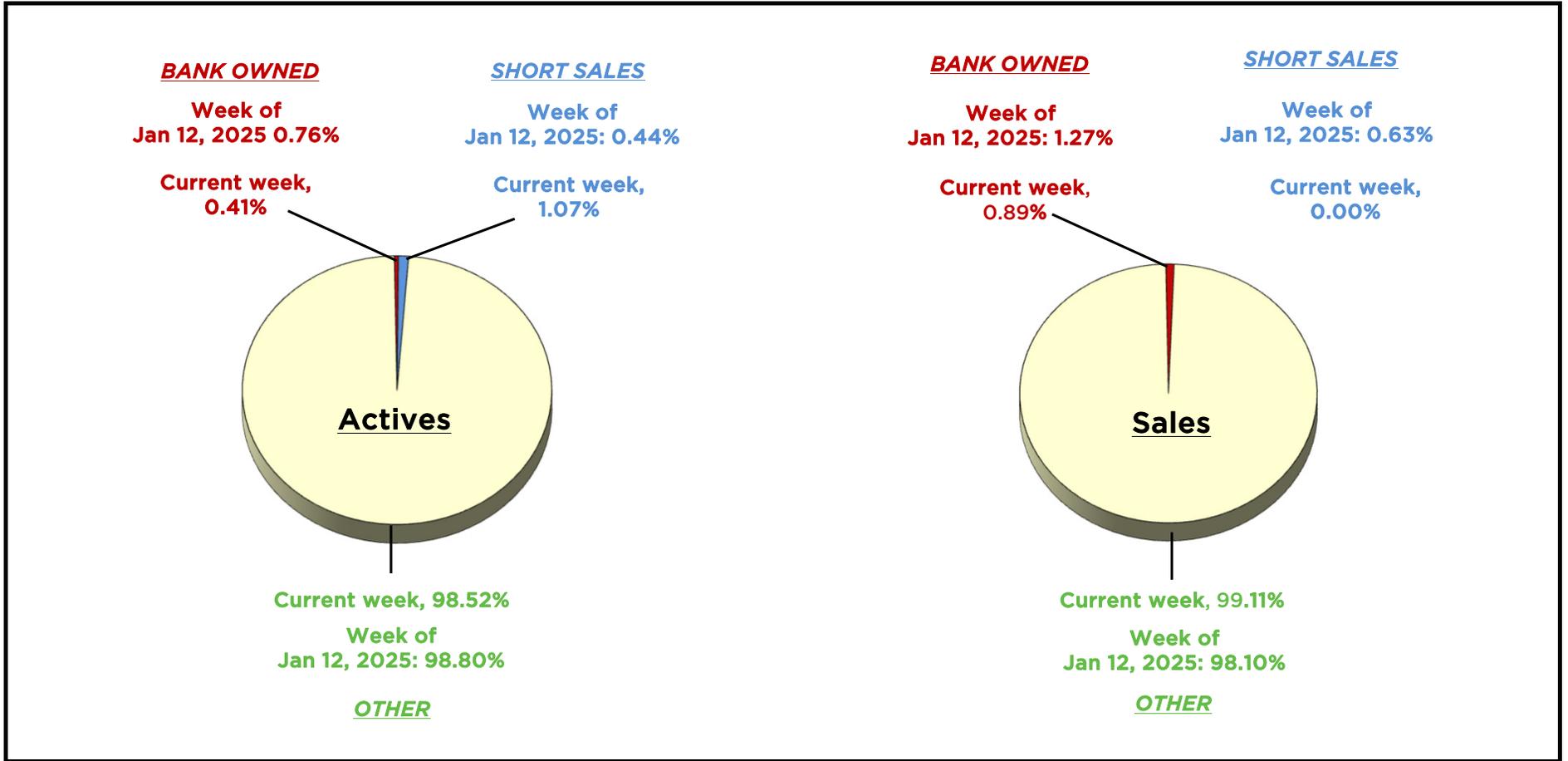
**Withdrawn**



	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11
Norm	166	170	222	163	148	147	206	197	178	198	126	218	143	159	88	251	148	164
BO	0	0	0	1	0	0	1	1	1	0	1	1	0	0	0	1	0	0
SS	3	3	4	9	4	2	3	2	3	0	1	6	4	2	1	3	3	3

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**Single Family Homes**



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**There are 5 Single Family Homes available for the Median Price of \$413,500 ( ± \$500 )**

<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
<b>Seminole County</b>							
Oviedo	32765	1	\$414,000	3.0	2.0	1,989	\$208.14
<b>Orange County</b>							
Apopka / Hunt Club	32703	1	\$413,500	3.0	2.0	1,943	\$212.82
<b>Osceola County</b>							
Kissimmee (East)	34744	1	\$414,000	4.0	3.0	2,252	\$183.84
Kissimmee (West) / Pleasant Hill	34746	1	\$413,700	3.0	2.0	1,540	\$268.64
<b>Lake County</b>							
Mascotte	34753	1	\$413,900	4.0	2.0	2,151	\$192.42

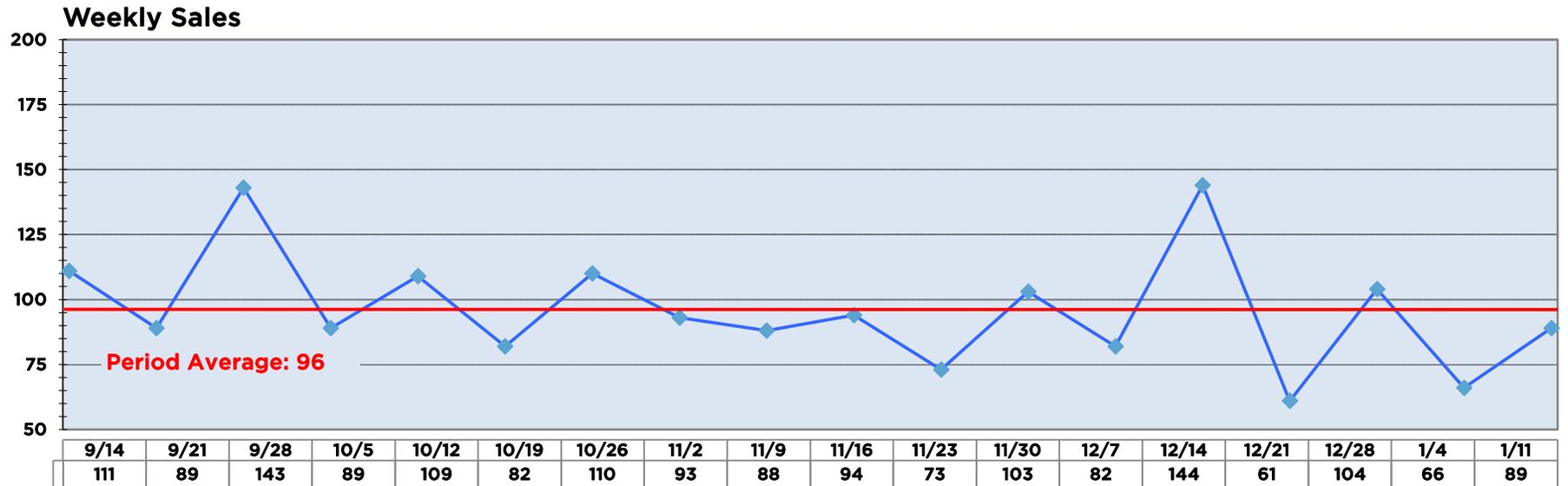
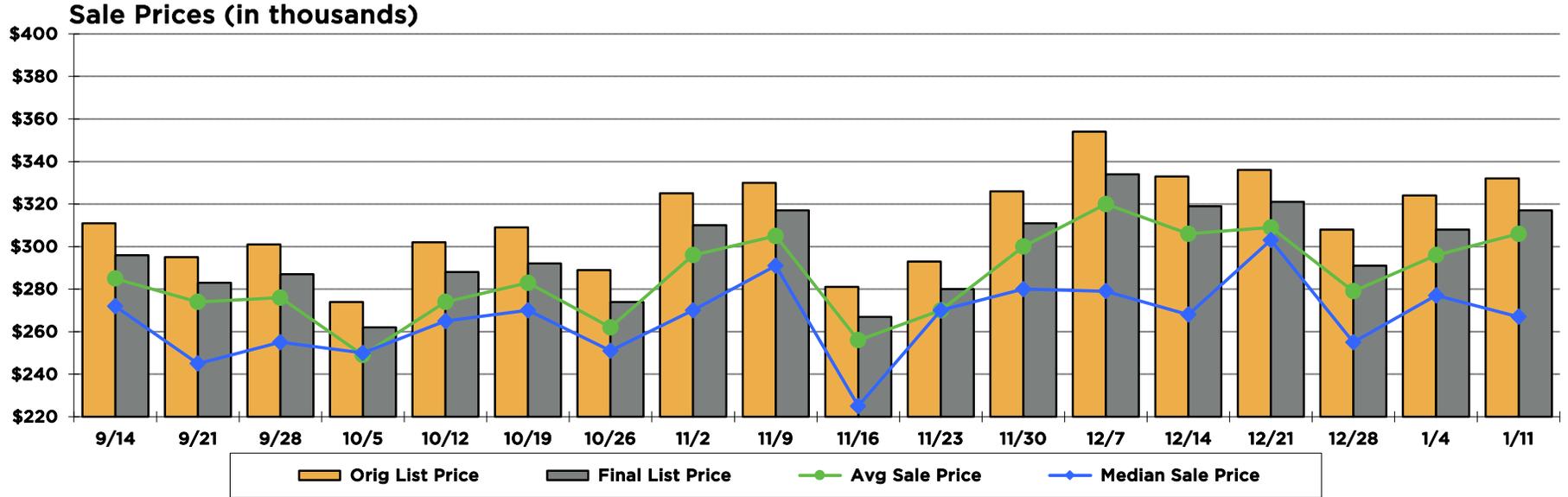
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**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	<b>89</b>	<b>37</b>	<b>14</b>	<b>18</b>	<b>11</b>	<b>9</b>	<b>0</b>
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	89	37	14	18	11	9	0
<b>Active Listings</b>	<b>4,119</b>	<b>1,637</b>	<b>662</b>	<b>1,025</b>	<b>502</b>	<b>269</b>	<b>24</b>
Bank Owned	17	9	2	5	1	0	0
Short Sales	36	12	10	13	1	0	0
Other	4,066	1,616	650	1,007	500	269	24
<b>Months of Inventory</b>	<b>10.68</b>	<b>10.21</b>	<b>10.91</b>	<b>13.14</b>	<b>10.53</b>	<b>6.90</b>	<b>0.00</b>
<b><u>List Price</u></b>							
Average Original List Price	\$331,648	\$213,047	\$289,457	\$363,283	\$470,536	\$691,862	\$0
Average Final List Price	\$316,937	\$196,716	\$277,764	\$354,144	\$456,900	\$665,350	\$0
<b><u>Sale Price</u></b>							
Average Price	\$306,093	\$185,673	\$268,916	\$345,056	\$447,090	\$646,563	\$0
Median Price	\$267,250	\$187,000	\$267,250	\$345,000	\$440,000	\$627,500	\$0
<b><u>Price Differences</u></b>							
Original to Final List Price	-\$14,711	-\$16,331	-\$11,693	-\$9,139	-\$13,636	-\$26,512	\$0
Original List to Sale Price - \$	-\$25,555	-\$27,374	-\$20,541	-\$18,227	-\$23,446	-\$45,299	\$0
Final List to Sale Price - \$	-\$10,844	-\$11,043	-\$8,848	-\$9,088	-\$9,810	-\$18,787	\$0
Original List to Sale Price - %	92.29%	87.15%	92.90%	94.98%	95.02%	93.45%	0.00%
Final List to Sale Price - %	96.58%	94.39%	96.81%	97.43%	97.85%	97.18%	0.00%
<b><u>Days on the Market</u></b>							
Avg Days Listing to Contract	106	133	95	70	88	107	0
Combined Avg Days to Contract	121	154	116	70	88	139	0
Avg Days Listing to Closing	143	164	130	112	149	132	0
Avg Days Contract to Close	37	30	34	40	59	32	0
<b><u>Beds / Baths</u></b>							
Average Bedrooms	3	2	3	3	3	3	0
Average Full Baths	2	2	2	2	3	2	0
Average Half Baths	0	0	1	1	1	1	0
<b><u>Square Footage</u></b>							
Average Square Feet	1,476	1,184	1,379	1,648	1,789	2,176	0

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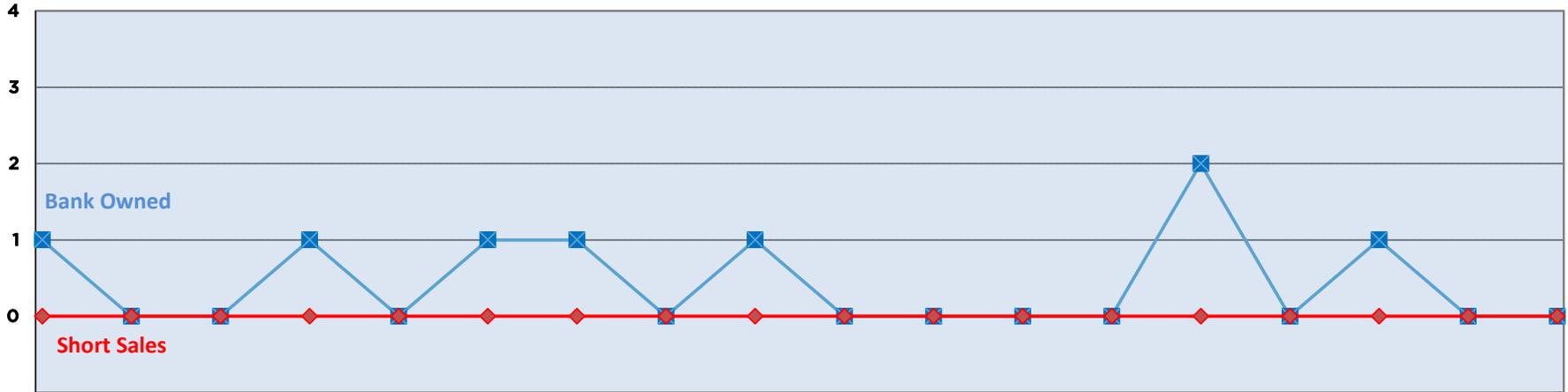
**Condos, Townhomes, Villas**



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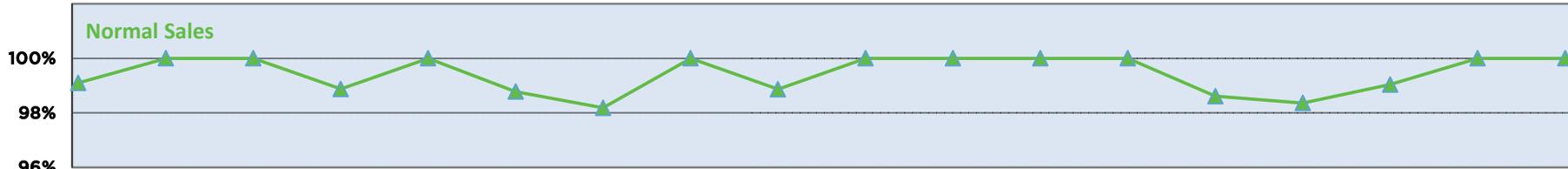
**Condos, Townhomes, Villas**

**Foreclosure Sales**



	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11
BO	1	0	0	1	0	1	1	0	1	0	0	0	0	2	0	1	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**Percentage of Sales**



	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11
Normal	99.10%	100.00%	100.00%	98.88%	100.00%	98.78%	98.18%	100.00%	98.86%	100.00%	100.00%	100.00%	100.00%	98.61%	98.36%	99.04%	100.00%	100.00%

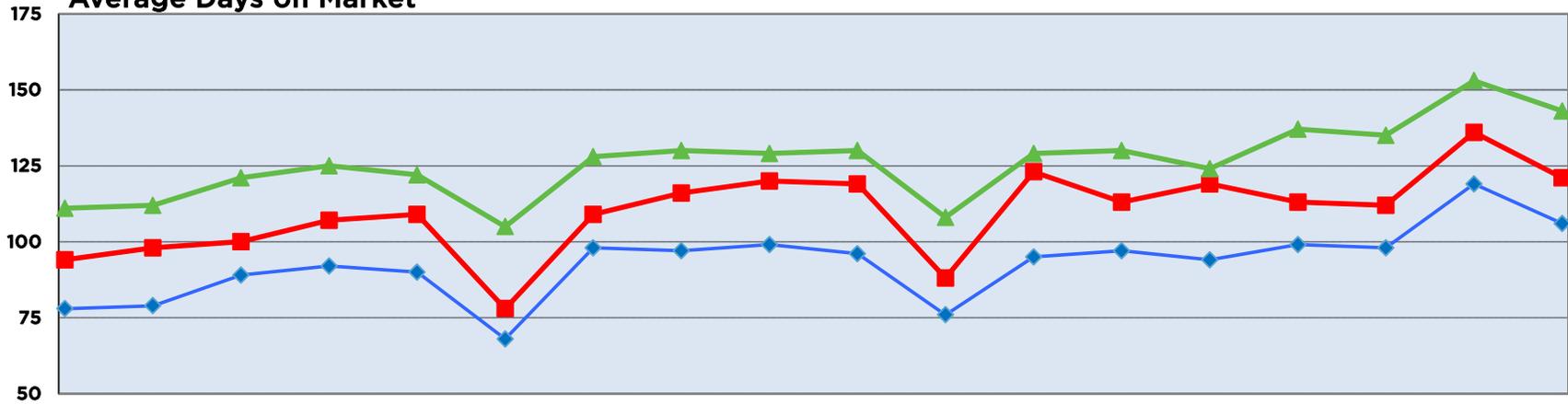


	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11
BO	0.90%	0.00%	0.00%	1.12%	0.00%	1.22%	0.91%	0.00%	1.14%	0.00%	0.00%	0.00%	0.00%	1.39%	0.00%	0.96%	0.00%	0.00%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.91%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.64%	0.00%	0.00%	0.00%

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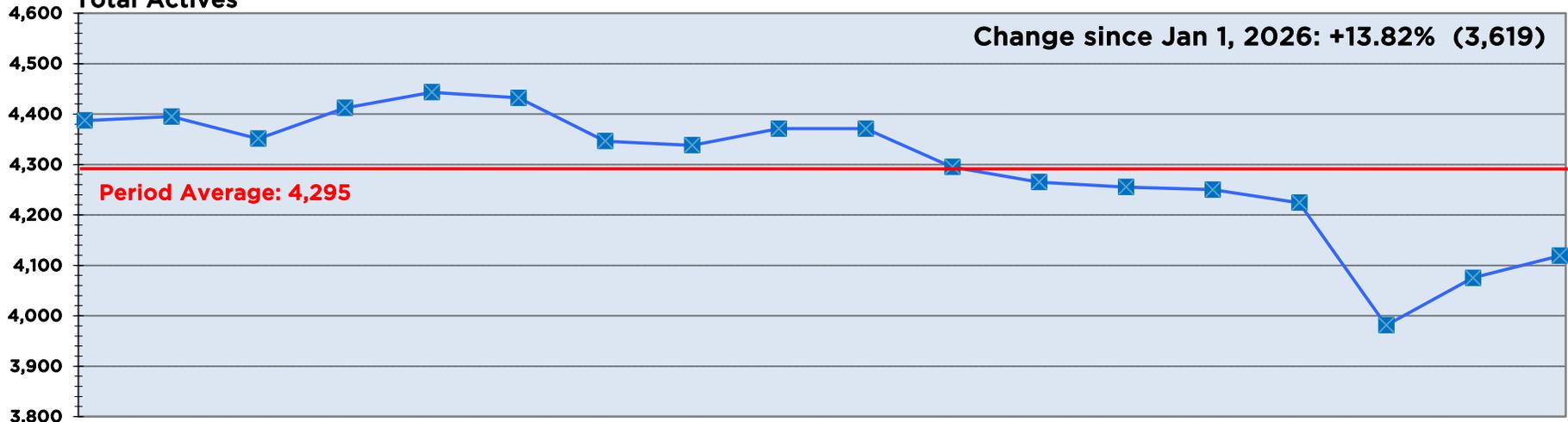
**Average Days on Market**



	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11
ListToContract	78	79	89	92	90	68	98	97	99	96	76	95	97	94	99	98	119	106
CombDaysOnMkt	94	98	100	107	109	78	109	116	120	119	88	123	113	119	113	112	136	121
ListToClose	111	112	121	125	122	105	128	130	129	130	108	129	130	124	137	135	153	143

**Total Actives**

Change since Jan 1, 2026: +13.82% (3,619)



	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11
Total Actives	4,387	4,395	4,351	4,412	4,443	4,432	4,346	4,338	4,371	4,371	4,295	4,265	4,255	4,250	4,224	3,981	4,075	4,119

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**Condos, Townhomes, Villas**

**Percentage of Actives**

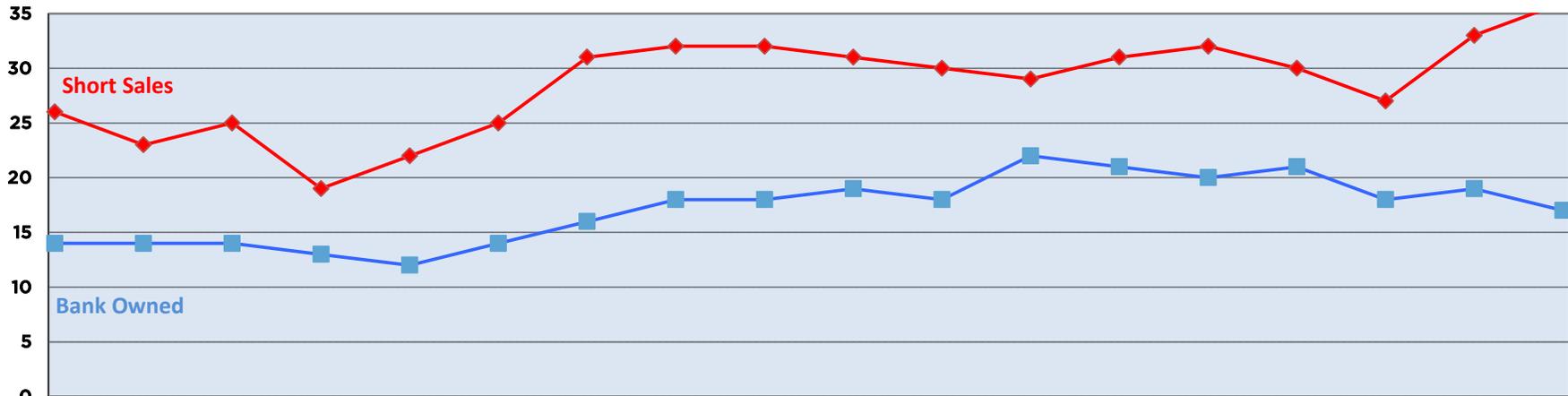


	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11
Normal	99.09%	99.16%	99.10%	99.27%	99.23%	99.12%	98.92%	98.85%	98.86%	98.86%	98.88%	98.80%	98.78%	98.78%	98.79%	98.87%	98.72%	98.71%



	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11
BO	0.32%	0.32%	0.32%	0.29%	0.27%	0.32%	0.37%	0.41%	0.41%	0.43%	0.42%	0.52%	0.49%	0.47%	0.50%	0.45%	0.47%	0.41%
SS	0.59%	0.52%	0.57%	0.43%	0.50%	0.56%	0.71%	0.74%	0.73%	0.71%	0.70%	0.68%	0.73%	0.75%	0.71%	0.68%	0.81%	0.87%

**Active Foreclosures**

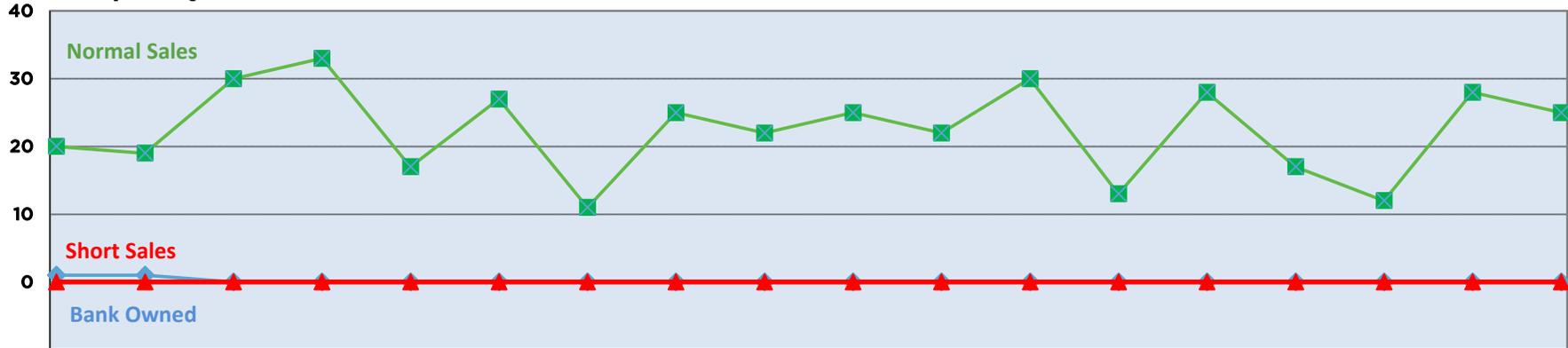


	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11
BO	14	14	14	13	12	14	16	18	18	19	18	22	21	20	21	18	19	17
SS	26	23	25	19	22	25	31	32	32	31	30	29	31	32	30	27	33	36

**Monday Morning Quarterback**  
01/11/2026 - 01/17/2026  
Lake, Orange, Osceola & Seminole Counties

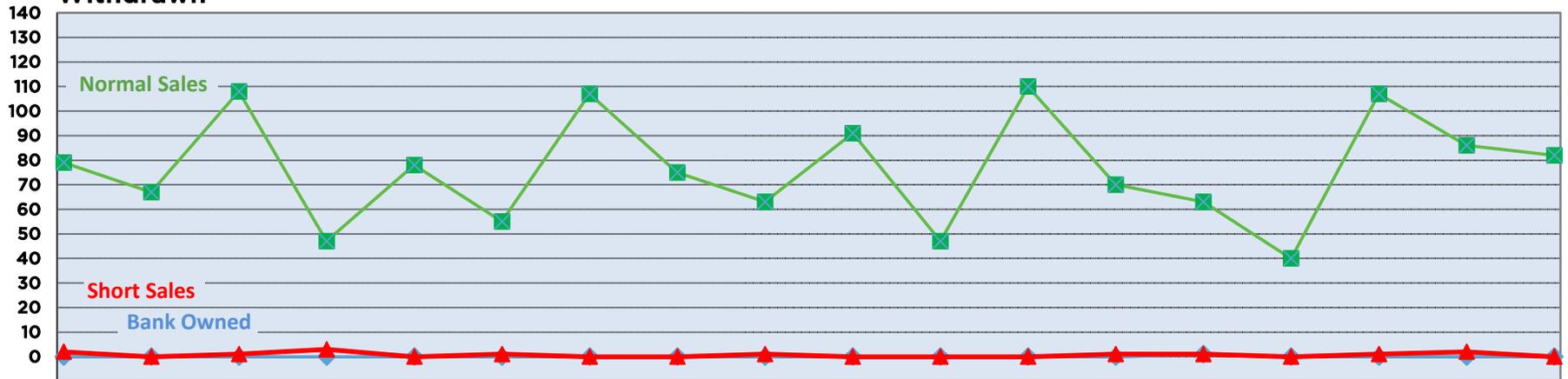
**Condos, Townhomes, Villas**

**Temporary Off Market**



	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11
Norm	20	19	30	33	17	27	11	25	22	25	22	30	13	28	17	12	28	25
BO	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

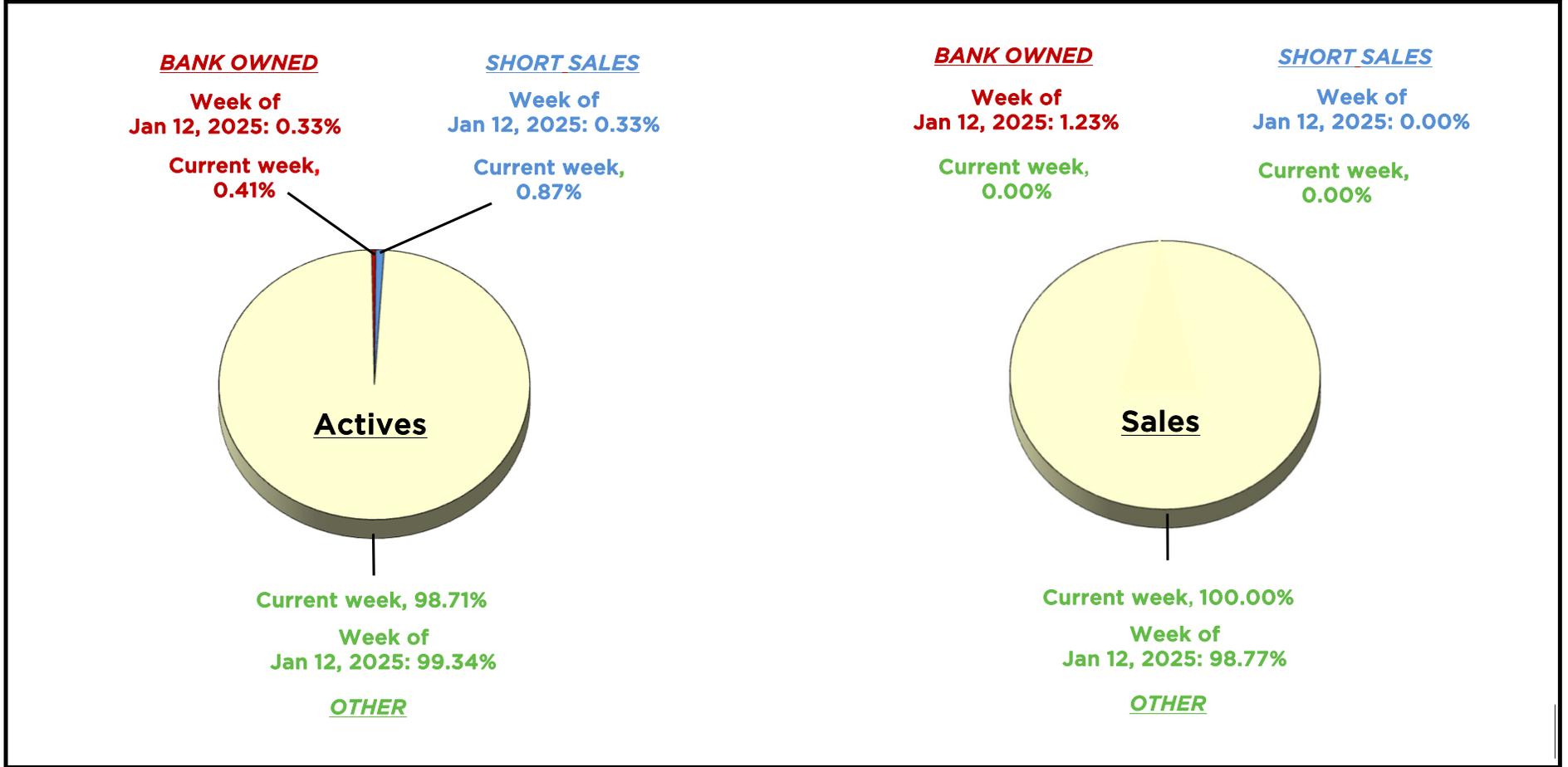
**Withdrawn**



	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11
Norm	79	67	108	47	78	55	107	75	63	91	47	110	70	63	40	107	86	82
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0
SS	2	0	1	3	0	1	0	0	1	0	0	0	1	1	0	1	2	0

**Monday Morning Quarterback**  
01/11/2026 - 01/17/2026  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
01/11/2026 - 01/17/2026  
Lake, Orange, Osceola & Seminole Counties

**There are 6 Condos, Villas, or Townhomes available for the Median Price of \$267,250** ( ± \$500 )

<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average Sq Ft</u>	<u>List \$ per SqFt</u>
<b>Orange County</b>		<b>4</b>	<b>\$266,998</b>	<b>2.0</b>	<b>2.0</b>	<b>1,170</b>	<b>\$228.20</b>
Azalea Park	32807	1	\$266,990	2.0	2.0	963	\$277.25
Williamsburg / Lake Bryan	32821	1	\$267,000	2.0	2.0	1,352	\$197.49
Taft	32824	1	\$267,000	2.0	2.0	1,303	\$204.91
Research Park	32826	1	\$267,000	2.0	2.0	1,062	\$251.41
<b>Osceola County</b>		<b>2</b>	<b>\$267,250</b>	<b>2.5</b>	<b>2.0</b>	<b>1,272</b>	<b>\$210.18</b>
Kissimmee (West) / Pleasant Hill	34746	1	\$267,499	3.0	2.0	1,286	\$208.01
St Cloud / Canoe Creek	34772	1	\$267,000	2.0	2.0	1,257	\$212.41